

\$299,900 - 96 First AVE

Listing ID: M159619

\$299,900

3 Bedrooms, 2 Bathrooms, 1056 square feet
Single Family

96 First AVE, Moncton, New Brunswick,
E1C7X3

Welcome to 96 First Ave! Check out the curb appeal! This versatile property offers the option to live in a unit and rent the basement or choose to rent both units! The covered front step welcomes you in to the open concept main level. There is a family room, a well-appointed kitchen, a dining area and a convenient 4-piece bathroom. Upstairs, you'll find three generously sized bedrooms along with additional storage space. Descending the separate entrance to the basement, you'll discover a fully finished non-conforming in-law suite fetching \$975 per month (Electricity, heat, water, sewer, internet, snow removal and lawn care) This cozy space comprises a comfortable living room, a functional kitchen, a 3-piece bathroom, and a 7x11 non-conforming bedroom, offering versatility and comfort for tenants. A utility room adds further convenience to the lower level. Outside, the property boasts desirable features including a deck ideal for outdoor relaxation and entertaining, a spacious backyard for recreation or gardening, a covered front porch perfect for enjoying morning coffee or evening sunsets, and a practical baby barn providing additional storage space. Whether you're looking to add to your investment portfolio or seeking

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a property with rental income potential to offset mortgage expenses, 96 First Ave presents an enticing opportunity. Don't miss your chance to own this income-generating property. (id:24320)

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